Village of Barrington
Architectural Review Commission Meeting
Minutes Summary

Date: September 10, 2020

Time: 7:00 p.m.

Location: **Virtual** through ZOOM

In Attendance: Marty O'Donnell, Chairperson
Joe Coath, Vice-Chairperson
Karen Plummer, Commissioner
Leslie Haynes-Eiring, Commissioner

Staff: Jennifer Tennant
Andrew Binder

Call to Order
Chairperson O'Donnell called the **virtual** meeting through ZOOM to order at 7:00 p.m.

Roll call noted the following: Leslie Haynes-Eiring, present; Tim Renaud, absent; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

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Old Business

ARC 20-19:	**142 W. Lake Street – Public Hearing**
PROPERTY OWNER:	Steven & Katherine Tracy, 142 W. Lake Street, Barrington, IL 60010
APPLICANT:	Steven & Katherine Tracy, 142 W. Lake Street, Barrington, IL 60010
ARCHITECT:	Sherman Design Build, LLC

The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of a second story rear addition to the primary contributing structure.

Chairperson O'Donnell noted that he appreciates Staff's notes and there is not a lot that he can add.

Ms. Tennant asked if there should be any details or trim on the dormer addition.

Vice-Chairperson Coath asked about the bracket on the lower overhang roof.

Kevin Sherman, the project architect, stated that those are existing brackets.

Ms. Tennant indicated that this is a public meeting and asked if there is any public comment.

Commissioner Plummer moved to recommend approval of ARC 20-19 and Vice-Chairperson Coath seconded the motion.

Roll call vote: Leslie Haynes-Eiring, yes; Tim Renaud, absent; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 4-0. The motion carried.

New Business

ARC 20-22: **234 W. Lincoln Street – Public Hearing**
PROPERTY OWNER: William Wright, 234 W. Lincoln Avenue, Barrington, IL 60010
APPLICANT: William Wright, 234 W. Lincoln Avenue, Barrington, IL 60010
ARCHITECT:

The Petitioner is seeking a Certificate of Appropriateness for modifications to the front entranceway of the primary contributing structure.

Chairperson O'Donnell stated that the flooring should be perpendicular to the house. He asked if the Commission could accept the description on the plans.

Ms. Tennant noted that there are a lot of the notes on the plans so there can be a condition for the flooring to run perpendicular to the house.

William Wright noted that if the bottom apron board needs to go, it will go.

The Commissioners discussed the plans are asked if it would be possible to have the plans be revised to be to scale. The Commissioners also discussed how the porch will be built over the existing concrete stoop.

Mr. Wright presented the original photo of the house.

Chairperson O'Donnell asked if the intention is to leave the concrete stoop.

Mr. Wright indicated the intention is to construction the structure over the existing concrete stoop.

Vice-Chairperson Coath noted that the tread dimension and the riser dimension will have to work in order to make the construction work.

Mr. Wright gave an overview of how the stairs will be constructed.

Chairperson O'Donnell asked how they plan to attach the newel post.

Mr. Wright stated that a cap will be placed directly to the concrete and then attach another post to that to connect the newel post.

Vice-Chairperson Coath stated that he is concerned about the look and would like to see a section detail of all of the components.

Chairperson O'Donnell stated that there is no issue to approve it, but there could be a requirement to get documentation to show more detail about what is proposed.

Ms. Tennant stated that a lot of the information is noted on the plan but that a section detail could be required as a final detail.
The Commissioners and the property owner discussed what would be needed for a section detail.

Commissioner Plummer moved to recommend approval of ARC 20-22 subject to the comments and conditions discussed by the ARC and Commissioner Haynes-Eiring seconded the motion.

Roll call vote: Leslie Haynes-Eiring, yes; Tim Renaud, absent; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 4-0. The motion carried.

ARC 20-24: **202 E. Hillside Avenue – Public Hearing**
PROPERTY OWNER: Brian McManus, 202 E. Hillside Avenue, Barrington, IL 60010
APPLICANT: Brian McManus, 202 E. Hillside Avenue, Barrington, IL 60010
ARCHITECT: Gino Romozzi Architect

The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of rear addition to the primary contributing structure.

Brian McManus, the property owner, stated that he is happy to live in the building given the historical significance to the Village. He gave an overview of the addition.

Gino Romozzi, the architect for the project, summarized that they are planning to carry over the existing details and siding from the house and will follow the roof line.

Chairperson O'Donnell stated that staff does not have any concern and recommends staying with K-style gutters for this addition.

Mr. Romozzi noted that the existing roofing is asphalt shingles and that will be carried throughout the addition, not cedar shingles as stated on the plans.

Vice-Chairperson Coath stated that he would encourage improving the gutter situation to have half-round gutters on the whole house.

Chairperson O'Donnell indicated a strong recommendation to have half-round gutters on the whole house.

Mr. McManus stated that he wants to improve the property.

Vice-Chairperson Coath stated a strong recommendation would also be for the lattice to be removed.

Vice-Chairperson Coath moved to recommend approval of ARC 20-24 subject to the comments and the recommendation discussed by the ARC and Commissioner Plummer seconded the motion.

Roll call vote: Leslie Haynes-Eiring, yes; Tim Renaud, absent; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 4-0. The motion carried.

ARC 20-23: **222 S. Cook Street – Preliminary Review**
PROPERTY OWNER: Kevin Carter, 222 S. Cook Street, Barrington, IL 60010
APPLICANT: Kevin Carter, 222 S. Cook Street, Barrington, IL 60010

ARCHITECT: Stratford Company

The Petitioner is seeking a Certificate of Appropriateness for an addition and exterior modifications to the existing noncontributing structure.

Kevin Carter, the property owner, stated that he is looking to build an addition to the south of the existing building. He stated that an addition will also be constructed on the east side of the building to create an entrance to the north. He presented renderings of the project.

Chairperson O'Donnell asked if full length windows to the ground are allowed.

Ms. Tennant said that they are looking for a knee-wall in the downtown commercial district.

Mr. Carter stated that the knee walls are not a deal killer, but stated that he loves the open windows from floor to ceiling.

Ms. Tennant stated that they are going through the Planned Development process and there is room for discussion along the front elevation if it stays as is. But she continued that the tenant space should have a more traditional look.

David Thoma, the architect, indicated that all retail tenants like to the open feeling, but could design with a knee wall.

Chairperson O'Donnell noted that the knee wall is a requirement per the code. He continued that there was three double hung windows previously on the second floor of the front elevation and now only two are proposed.

Ms. Tennant noted that the structure is a noncontributing structure and therefore the building could be demolished.

The Commission discussed the ramp and the accessibility of the building.

Commissioner Haynes-Eiring stated that one of her concerns is the stone on the south elevation. She stated that the railings are not in the historic nature of the existing structure and seem more contemporary in style.

Chairperson O'Donnell asked if brick would work.

Mr. Thoma confirmed and noted that the commission would like to see the building go more traditional.

Mr. Carter stated that he likes the stone but brick is not a deal killer but that he does like the stone more.

Vice-Chairperson Coath stated that the railing detail is out of place. He continued that the stone could be solved by going with brick instead. He continued that they would need to find a local precedent to use the stone. He stated that the building is suggesting classicism and that the panel freeze needs to have appropriately proportions and scaled details. He noted that the columns do not relate to the shape or location of the panels.

Commissioner Plummer noticed that there is different colors on the building, and asked if that was deliberate.

Mr. Thoma responded that the different colors were not deliberate, and the greys shown in the renderings are the shadows.

Commissioner Plummer stated that she loves that they are saving the building.

Vice-Chairperson Coath noted that the window aprons are not appropriate and should be eliminated and a traditional sill detailed used.

Commissioner Haynes-Eiring stated that the south elevation, the railings, the stone paneling, and the columns are the most important things to address.

Vice-Chairperson Coath noted that panel freeze could be pulled off. He noted that they should look for some surrounding precedent.

Mr. Thoma stated that he can do some more study on proportions and the the local precedent. He asked the Commission on the type of materials that should be used.

Mr. Carter stated that there is vinyl siding now and would consider taking it off and have wood siding.

Commissioner Plummer stated that the project is a wonderful improvement.

Ms. Tennant asked the Commissioners to consider where the front door is located as an architectural stand point.

The Commissioners discussed and indicted that the front door placement is OK.

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Approval of Minutes

August 13, 2020
Commission Plummer motioned to approve the minutes of August 13, 2020. Commissioner Haynes-Eiring seconded the motion. A voice vote noted all ayes, the motion is approved.

Other Business

Adjournment
There being no additional business to come before the Commission, a motion was duly made by Commissioner Plummer and seconded by Vice-Chairperson Coath to adjourn the meeting at 8:40 p.m. A voice vote noted all ayes, the motion is approved.

Respectfully submitted,

Andrew Binder
Planning and Zoning Coordinator

Approved: February 11, 2021